

APPROVED
MINUTES
NORTHWEST PROGRESSO – FLAGLER HEIGHTS
REDEVELOPMENT ADVISORY BOARD
FORT LAUDERDALE
100 NORTH ANDREWS AVENUE
8th FLOOR CONFERENCE ROOM
APRIL 22, 2015 – 3:30 P.M.

Cumulative Attendance
May 2014 - April 2015

<u>Members Present</u>	<u>Attendance</u>	<u>Present</u>	<u>Absent</u>
Steve Lucas, Chair	P	8	0
Ella Phillips, Vice Chair	P	8	1
Jessie Adderley (arr. 3:45)	P	9	1
Sonya Burrows	P	10	0
Ron Centamore	P	10	0
Alan Gabriel	P	8	2
Camille Hansen	P	7	0
Mickey Hinton	A	7	3
Brice Lambrix	A	4	4
Dylan Lagi	P	10	0
Mark Mattern	P	10	0
Dr. Rosalind Osgood	A	3	1
Scott Strawbridge	P	10	0
John Wilkes	A	6	3

Currently there are 14 appointed members to the Board, which means 8 would constitute a quorum.

It was noted that a quorum was present at the meeting.

Staff

Alfred Battle, Deputy Director of Sustainable Development
Sandra Doughlin, DSD/ELR
Thomasina Turner-Diggs, CRA Project Coordinator
Jenni Morejon, Director, Department of Sustainable Development
Bob Wojcik, Planner III
Diana Alarcon, Director of Transportation and Mobility
Lisa Edmondson, Recording Secretary, Prototype, Inc.

Communication to City Commission

None.

I. Call to Order / Roll Call

Chair Lucas called the meeting to order at 3:34 p.m. Roll was called and it was noted a quorum was present.

II. Approval of Minutes from March 25, 2015 Meeting

Motion made by Mr. Gabriel, seconded by Ms. Hansen, to approve. In a voice vote, the **motion** passed unanimously.

The following Item was taken out of order on the Agenda.

VII. Sistrunk Arts Partnership Project Update – Broward County Arts Administrator

Mr. Battle advised that Grace Kewl, Broward County Arts Administrator, has provided Staff with an overview of an upcoming one-day event by the Sistrunk Arts Partnership. The request is for a \$2500 contribution from the CRA to help cover infrastructure and organizational expenses. He concluded that the CRA has a budget line item for expenditures of less than \$5000. More information about the event will be forthcoming, and all Board members are encouraged to attend.

Motion made by Mr. Strawbridge, seconded by Mr. Gabriel, that the Board support the event and the \$2500 nominal contribution. In a voice vote, the **motion** passed unanimously.

III. Wrap-up – April 7, 2015 Joint Workshop

Chair Lucas stated that he felt the Board's April 7, 2015 joint workshop with the City Commission was very productive, and recalled that the following items were discussed:

- A rolling budget in lieu of a five-year budget;
- Incentives for high-density, retail-supportive projects;
- Urban Land Institute (ULI) priorities;
- Disposal of City-owned properties.

Mr. Battle advised that Staff has provided the City Commission with a projected revenue stream through the sunset of the CRA; however, this does not include major projects that have come online since the previous year's budget was adopted, including projects underway within Flagler Village and on Federal Highway. There may be other planned projects available for programming which could have a significant effect on tax revenue. The assumptive tax increment growth rate is currently 5%.

Mr. Battle continued that the CRA's revenue stream is typically divided into an operating budget and a capital budget. The capital budget consists of a list of projects for which funds may be encumbered or appropriated on a year-to-year basis, as well as the

revenue associated with these projects. If some projects are further along than others, funds may be reallocated to move them forward. A list of these projects will be provided to the Board members at the next meeting. It was suggested that the Board also receive regular updates on the balance of capital and operating funds. Mr. Battle replied that Staff would determine the best way to present this information, as operating funds in particular are fluid and subject to change.

Jenni Morejon, Director of the Department of Sustainable Development, advised that the Broward Workshop's Urban Core Committee hopes to develop a retail recruitment analysis that began as part of a City-wide economic development plan. Recommendations include a professional market analysis to determine the community's spending capacity, identifying real needs for the types of commercial retail use throughout the CRA, and initiatives such as wayfinding signage to attract more visitors and spending into the area. She concluded that the Urban Land Institute's (ULI's) Technical Assistance Panel has issued a report that mirrors many of these recommendations. This report will be presented at the next Board meeting.

Chair Lucas requested clarification of whether or not the Board was asked, by the City Commission, to develop an incentive program aimed at recruiting high-density multi-family projects to support commercial development. Mr. Battle recommended that they discuss policy for types of incentives as well as the kinds of projects the CRA wished to attract, so both the Board and developers will have a clear view of the guidelines under which they should operate.

Ms. Burrows addressed the potential disposal of City-owned properties for single-family residential infill development through use of an RFP to a developer or developers. Mr. Battle replied that one issue with City-owned properties is the City Charter's process for these properties' disposal. If ownership of these lots is transferred to the CRA, the disposal process could have greater flexibility and incorporate specific minimum standards for infill development. It was noted that with one exception, all currently CRA-owned properties are located on Sistrunk Boulevard, which would make a swap of these parcels with other City properties difficult to achieve.

Mr. Battle advised the Board to consider establishing an incentive specifically for infill development that would help create an infrastructure to support commercial development. Ms. Morejon added that retail development should focus on reuse of existing buildings as well as new development, pointing out that older buildings may be in need of rehabilitation in order to meet modern Code standards, as well as the current aesthetic standards encouraged by recent rezoning.

Mr. Gabriel emphasized the importance of time in disposal of City lots within the life of the CRA, as well as privately owned vacant land within the district. Mr. Battle noted that the ULI's Technical Assistance Panel (TAP) report can provide guidance on this issue

by focusing on a specific area within the CRA, such as a portion of a commercial corridor, for a certain amount of time within the proposed rolling budget.

Ms. Morejon continued that while the CRA once functioned as a separate entity from the City's operational Departments, it has now been integrated into the Department of Sustainable Development. A second Deputy Director will be appointed in May 2015 to assist Mr. Battle, who has assumed many of the Department's administrative duties. The second Deputy Director will oversee many of the Department's operations, including Code Enforcement, Urban Design and Planning, and Economic Development. The Department will also backfill the positions of Economic Development Manager and Northwest Progresso-Flagler Heights CRA Director.

Jim Ellis, President of the Flagler Village Improvement Association, noted that until recently, this organization did not receive CRA funds for its projects, including marketing, streetscapes, lighting, the ambassador program, and other initiatives. He pointed out that approximately two years after beginning these initiatives, most have yielded no useful results, and expressed frustration with the amount of CRA funds that are being used for administrative purposes, as well as with the City's processes for implementing change. Ms. Morejon recalled that execution was discussed in depth at the recent joint workshop, and stated that the Department of Sustainable Development will add more resources, including staff and contractors.

Chair Lucas noted that marketing was also discussed at the joint workshop. Mr. Battle replied that a contract has been executed with the Mosaic Group, which is intended to function as the marketing arm of the entire CRA. This goal includes both highlighting the many different areas within the CRA and marketing the entire CRA as an entity for development. He noted, however, that while this marketing team has conducted outreach through preliminary meetings with many of the CRA's communities and unique areas, this outreach has not extended into other areas.

He continued that while preliminary meetings allowed the consultants to gather information with the assistance of Staff, concerns were raised by members of the community, including some Board members, with the direction in which the marketing team seemed to focus for the individual communities as well as the CRA as a whole. Mr. Battle emphasized that all plans shared by the consultants so far are draft concepts that have not yet been vetted by Staff or the Board for full support. He added that frustration has also been expressed with the lack of activity since the marketing plan began, and hoped that these plans would be presented for discussion at the next meeting.

Ms. Morejon recommended that any marketing questions be directed to her in the future in order to manage responses to questions or concerns.

**IV. Funding Request – T&G Group Holdings, LLC – Shoney's Restaurant
525 NW 7th Avenue**

Homer Thomas, representing T&G Group Holdings, LLC, explained that the group proposes to bring a Shoney's restaurant franchise to the above location on the Sistrunk Corridor. The facility will consist of 3000 sq. ft., with the prospect of enlargement as business grows. The restaurant will employ 20 full-time workers. The facility costs nearly \$1.8 million; the request is for \$331,000.

Mr. Wojcik reviewed the Staff recommendation, explained that approximately \$570,000 is available in Community Development Block Grant (CDBG) funds, for which \$331,000 may be used toward the cost of property acquisition. The owner's total acquisition cost will be \$668,000. Mr. Thomas's individual contribution to the cost of acquisition will be approximately \$81,000, with the remaining funds to be provided by a lending entity. Staff's funding recommendation is contingent upon his securing commitments from lenders before the request goes before the CRA Board.

The Board discussed the request, clarifying that the CRA would finance the land purchase only and not the construction loan. Mr. Wojcik added that Mr. Thomas is seeking Small Business Administration (SBA) funding, which requires that the project be bonded. It was also clarified that the owner's projected equity is \$237,000.00, of the total cost, which the City feels is sufficient for a project of this nature. Mr. Thomas added that the restaurant plans to offer delivery as well as dine-in service, which he estimated will add 10%-15% to both lunch and dinner business.

Mr. Wojcik also confirmed that the restaurant's site plan takes advantage of the recently adopted Code changes in the CRA, including a reduced parking requirement. There is an opportunity to expand the site with additional retail use. The plan will require more intense review by Planning Staff, including sidewalk and landscaping improvements. The restaurant will complement uses located across the street and provide an opportunity to develop the remainder of the block to its highest and best use, including the possible development of a hotel on an adjacent parcel.

Mr. Gabriel pointed out that the amount of grant funds would mean the City has greater equity in the property than the owner would have, and expressed concern that the City must protect its right to these funds if the project fails. Mr. Battle clarified that if funds are granted toward the project, they would not be released until the project has been permitted and the construction loan is closed. If the facility is never built, the City would recover its funds. It was estimated that the CRA's \$331,000 investment could be recovered through TIF revenue.

Ms. Burrows emphasized the need for the CRA to be more creative and aggressive in bringing new business to the area, as many parcels such as the subject site have been vacant for some time. Barrington Wright, real estate broker affiliated with the Shoney's

project, advised that the area needs an anchor business of the restaurant's quality in order to spur further development in the surrounding community. Vice Chair Phillips agreed that this project provided an opportunity for development that could establish an anchor along the Sistrunk Corridor.

Mr. Strawbridge explained that his concern was for whether the project exceeded acceptable levels of equity in Staff's view, and felt that the questions he had raised contributed to healthy debate in cases such as this one, which was not a typical request of the Board. He noted that the City Commission may be more confident in the project if they see that difficult questions have already been asked. Ms. Burrows also pointed out that when the Board is willing to take risks and be creative in the projects they fund, it may give confidence to smaller developers who can bring forward projects that community wants.

Motion made by Mr. Gabriel, seconded by Ms. Burrows, to approve Staff's recommendation. In a voice vote, the **motion** passed unanimously.

V. Sistrunk Feasibility Study – Wave Streetcar

Diana Alarcon, Director of Transportation and Mobility, advised that the City Manager had asked her to bring this study back before the Board for any additional questions or comments before it is moved forward. The study's boundary has been identified as from Broward Boulevard to Sunrise Boulevard and from US-1 to the western City limits. The City is reviewing this entire area to determine the feasibility of extending the Wave streetcar within this boundary.

Ms. Alarcon continued that the City Commission has discussed the possibility of terminating the Wave on 7th Avenue. She noted that the Wave project constitutes a partnership between the County, the City, the Downtown Development Authority (DDA), the South Florida Regional Transportation Authority (SFRTA), the Broward Metropolitan Planning Organization (MPO), the Florida Department of Transportation (FDOT), and Broward County Transit (BCT), with SFRTA acting as project sponsor. Broward County will be the owner/operator of the Wave. She explained that the project constitutes the first phase of a regional system. The feasibility study draws upon an environmental study that considered continuing the system to 7th Avenue and connecting to Tri-Rail.

The Board discussed the study further, clarifying that its boundaries have now extended outside the CRA proper, although CRA funds have been used toward the study. Mr. Battle explained that no funds were spent on a physical project outside the CRA, but on a study area that is inclusive of the CRA and extends to the middle of the street on Sunrise Boulevard and Broward Boulevard. Mr. Strawbridge commented that the project as currently presented is significantly broader than the one proposed earlier by the Board, which included a portion of Sistrunk Boulevard.

Ms. Alarcon continued that this portion of the Wave will benefit the overall project by extending down Broward Boulevard, connecting with the Flagler Loop and the airport, and extending toward Davie and the Sawgrass area. An interchangeable locking station will be required in order for the Wave to connect to the current rail system.

VI. Progresso Village Neighborhood Enhancement Project – Informational Update

Ms. Alarcon advised that Staff met the previous week to discuss the scope of this project, which will be funded by a \$300,000 grant through the MPO. Staff has completed 90% of the plan for the project, which has an engineering cost estimate of \$2.1 million. It was ultimately decided that the project would be completed to 100% and put out to bid to determine construction costs before submitting a one-time funding request. The plans remain within the scope of the grant.

Mr. Battle observed that the Progresso Village Enhancement Project is one of three MPO enhancement grants obtained by the CRA between 2004 and 2005. The first such grant was installed in the Dorsey Riverbend neighborhood, while the second application focused on the Northwest neighborhood enhancement and filled gaps left by one of the Northwest Gardens projects. These two projects are expected to begin construction by the end of 2015.

He continued that since the Progresso Village project was originally applied for, construction costs have increased, particularly for lighting and sidewalk elements. Once the project goes out to bid, its true cost can be more clearly determined, after which time the CRA's capital budget will need to be amended in order to allocate the necessary funds. The project will come back before the Board for approval once the final construction numbers are available. Ms. Alarcon advised that a GIS map of the location of these improvements will be provided to Mr. Battle so it can be shared with the Board.

Ms. Alarcon advised that the City will host the fourth annual Transportation Summit on May 20, 2015, at Huizenga Plaza for a cost of \$40. The event will host guest speakers discussing current City and regional initiatives. Additional information is available through the City's website.

Chair Lucas noted that former Board member Yvonne Sanandres has resigned, which creates a vacancy to be filled by City Commissioner Romney Rogers.

VIII. Communication to CRA Board

None.

IX. Adjournment

There being no further business to come before the Board at this time, the meeting was adjourned at 5:33 p.m.

Any written public comments made 48 hours prior to the meeting regarding items discussed during the proceedings have been attached hereto.

[Minutes prepared by K. McGuire, Prototype, Inc.]